

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Regulatory Agencies
State of Hawaii

MINUTES OF MEETING

Date: Tuesday, November 23, 1965

Place: Conference Room, 424 South Beretania Street, Honolulu, Hawaii

Present: Jack K. Palk, (Oahu) Chairman William A. Beard, (Hawaii)
Yukio Kashiwa, (Oahu) Vice Chairman Douglas R. Sodeani, (Maui)
Mrs. Dorothy S. Ahrens, (Kauai) William H. C. Young, (Oahu)

Tom L. Peterson, Deputy Attorney General
Robt E. Bekeart, Executive Secretary

By Invitation:

Wesley F. Charlton, representing Real Estate Association of Hawaii
Phil B. Thomas, representing Honolulu Board of Realtors

Absent: Harold J. Silva, (Oahu) - excused.

Call to Order: There being a quorum, Mr. Palk, presiding as Chairman, called the meeting to order at 1:15 p.m.

Minutes: UPON MOTION, the Commission approved the minutes of Tuesday, October 19, 1965 as circulated.

Motion carried unanimously.

Financial Report: The Executive Secretary stated that the report for the month ending October 31, 1965 was not available.

From departmental cashier personnel, for the period November 3 - 22, 1965, it was reported that renewal fee income is approximately:

Broker	\$6,425.00
Salesman	<u>2,835.00</u>
Total	\$9,260.00

The Commission acknowledged receipt of this renewal project report.

Business Out
of Minutes:LICENSING (Sec. 170-1. through 170-14.)OCTOBER 22, 1965 EXAMINATION

The Examination Branch presented the following statistics on qualified applicants appearing throughout the State for examination:

	<u>Broker</u>	<u>Salesman</u>
County of Hawaii (Hilo)	2	21
County of Hawaii (Kailua-Kona)	1	10
City and County of Honolulu	48	332
County of Kauai	2	3
County of Maui	<u>0</u>	<u>4</u>
TOTAL	53	420

The Executive Secretary presented EXHIBIT "A" showing the ranking of fifty-three (53) candidates for a real estate broker license.

UPON MOTION, the Commission ruled that the following applicants for real estate broker license were found qualified in the October 22, 1965 written examination:

<u>I.D. No.</u>	<u>Name</u>
612	BAKER, Elizabeth D.
641	CHINEN, William Y.
622	GALEN, Charles R.
635	KAM, Riley S. W.
601	KAMAU, Helena K.
649	KIYABU, Harry Z.
633	LEE, Josephine V.
646	LEE, Nancy K.
629	MAGOUN, Elliott N.
632	MATSUMURA, Isao
611	MIYASHIRO, Larry M.
650	MIZUNO, Ronald T.
647	NAKAGAWA, Harvey H.
640	OLINGY, Harrison J.
613	PANG, Herbert C. K.
620	PEART, Ronald F.
664	PFEIFFER, Bernice M.
621	PINK, Heins-Guenther
617	SHIROMA, Edwin H.
616	SUN, Jack K. M.
607	TOULON, Alfred J., Jr.
653	UEKI, Harry H.
665	WHITE, Dorothy S.
658	WILKIE, Charles E.
610	YAMAMOTO, Cedric N.
659	YIM, George W. Y.

Motion carried unanimously.

The Executive Secretary presented EXHIBIT "B" showing the ranking of four hundred and twenty (420) candidates for a real estate salesman license.

UPON MOTION, the Commission ruled that the following applicants for real estate salesman license were found qualified in the October 22, 1965 written examination:

<u>I.D. No.</u>	<u>Name</u>	<u>I.D. No.</u>	<u>Name</u>
229	AKINA, Birch Anthony	188	DELL, Ethel
98	AKIONA, Warren E., Jr.	77	DENSON, John J.
90	ALLISON, James M.	6	DESHA, Godfrey B.
150	AMACKER, June A.	123	DE VORE, William L.
17	AMARAL, Bernard	134	DICK, Carlyne M.
18	AMARAL, Lorraine J.	233	EBERHART, Agnes L.
218	AOYAGI, Tsutomu	126	ENDOW, Raymond S.
115	ARASHIRO, Thomas M.	242	FRANCIS, Charles K.
86	ATWATER, Maxine	177	FRANTZ, Richard W.
105	AU, Rexene C.	166	FERGUSON, Richard B.
32	AVERY, Welton E.	222	FLINN, Daniel F. II
82	AWANA, Shirley A. L.	84	FOOS, Nancy K.
76	AWAYA, Susumu	106	FUJII, Lily K.
234	BABCOCK, Ota L.	83	FULCHER, Maurice E.
101	BARRETT, William G.	191	FULLER, Sherman R., Jr.
85	BEALL, Alan C.	99	FUNASAKI, Mary H.
334	BENNETT, Ronald S.	168	FURUKAWA, Yokichi
103	BLACKMORE, William P.	186	GAISON, Rosaline L.
363	BLANCO, Santiago B.	231	GARVEY, Pauline L.
70	BLUE, Shirley J.	138	GEARY, Eve Hiller
192	BOLTON, Willard L.	225	GEDGE, G. Donald
232	BROOKS, C. Wm. II	345	GILCRIST, Barth
212	BRYANT, Carolyn Ann	165	GILES, Thomas W.
116	BURGESS, Alexander	144	GLANSTEIN, Ralph
173	CAYAPAN, Jesus O.	54	GRAUMANN, Ralf D.
227	CARR, Ruth Lee	141	GRAY, Marcella L.
107	CARTY, Douglas M.	355	HAINES, Marion
137	CHAN, Donald B. C.	179	HANSEN, Marie A.
196	CHEE, Robert K. C.	78	HASEGAWA, Ted T.
172	CHINEN, Theodore	46	HASHIMOTO, Shizuo
109	CHING, Clarence	37	HEDEMANN, Edmund
358	CHING, Margaret L.	151	HEE, Vincent W. S.
215	CHO, Yoon S.	9	HENDERSON, Richard
240	CHONG, John P.	193	HIGA, Harry S.
174	CHOY, Milton W. B.	207	HIGE, Mitsuru S.
143	CHUN, Bernard K.	110	HIGBEE, Martha
50	CHUN, Philip T.	180	HIGA, Rose S.
58	CHUN, Raymond W. S.	205	HIGHTOWER, Raymond M.
164	CLARK, Jean P.	247	HO, Paul A. C.
195	CLEVELAND, Pauline	79	HORIMOTO, William S.
170	COLE, Sterling M.	200	HOSHINO, Charles H.
160	CONCEPCION, Joseph I.	27	HUDDLESTON, A. J.
243	CORPUZ, Albert S.	35	HUNT, Arden K.
152	CRABTREE, Gordon W.	142	HUTCHISON, Marion C.
111	CROWELL, Oliver K.	61	IMADA, Harold T.
		223	INGLE, Marcus G.

<u>I.D. No.</u>	<u>Name</u>	<u>I.D. No.</u>	<u>Name</u>
204	INOUE, Wilfred M.	281	PANG, Inez
21	JITCHAKU, Tommy	376	PETERSON, Gerald H.
91	JOHNSTON, Blanche H.	292	PRICE, "L." "F."
145	JONES, W. J. M.	425	REISERT, Valerie W.
226	JUDD, Clement M.	322	ROBINSON, Barbara Wells
53	KANEMORI, Charles S.	392	SEAVAR, Doris
148	KANESHIRO, Harry K.	300	SCHEIRER, Suzanne E.
97	KASHIWA, Gregg R.	412	SHELDON, Reed
66	KEHOE, Kathleen O.	297	SHELTON, Ross
92	KELLY, Franklin S.	411	SHIMABUKURO, Eileen
201	KIM, Peggy P. S.	431	SIMS, Robert E.
354	KUOHA, Helen M. Y. J.	306	SMART, Gilliard P.
1	KURASHIGE, James T.	357	SMITH, Robert L.
256	LAMBRIGHT, Doris D.	341	SUGAWARA, Edith T.
423	LANG, Robert R.	62	SUYENAGA, James S.
291	LAU, George Y.	419	TAKEHARA, Dan E.
356	LEE, Herbert C. S.	384	TANABE, Jack
364	LEE, Ronald P.	428	TIMMONS, Joan M.
352	LEONG, Helen P.	353	TKACHENKO, Richard B.
390	LUM, Alfred C. O.	261	TOBOSA, Raymond
403	LUM, Joseph K. S.	253	TOJIO, Mildred
369	MACIEJEWSKI, Thaddeus H.	55	TOM, Fong
286	MARKHAM, Lawrence M.	336	TOMIHAMA, Edwin S.
284	MARKHAM, Margaret S.	45	TOULON, Elizabeth K.
362	MATSUDA, Robert K.	47	TOYOFUKU, George H.
10	MATSUNO, Rex Y.	321	TSUKAMOTO, Michiko
273	MAU, Herbert G. K.	282	TURKINGTON, John E.
432	McCLELLAND, Joyce C.	257	TURNER, Martha K.
372	McLANE, Patrick L.	270	UEDOI, Singie
359	McMURDO, Monica	250	UYEDA, Bessie T.
394	MIDKIFF, Annie B.	434	WEE, James G. M.
319	MITCHELL, William W.	406	WOLFF, Parker
266	MIYAGAWA, Jay J.	248	WOND, Michael M., Jr.
332	MORSE, Karl A.	307	WONG, Gerald T. K.
317	MOTONAGA, George Y.	304	WONG, Linda
255	MURAKAMI, Melvin M.	287	WONG, Richard K. H.
315	MURAKAMI, Mitsuo	435	WOO, Vernon Y. T.
121	MURANAKA, Richard	349	YAMADA, Roy M.
316	NEWHART, Jan	263	YAMAKI, Melvin T.
396	NISHIMURA, Elaine S. Y.	410	YAMAMOTO, Gerald J.
39	OLIVEIRA, John, Jr.	310	YAMASHITA, Gary
338	ONO, Masao	268	YEE, Daniel Y. N.
427	ONO, Yoshihiro	38	YIM, Rowell A.
294	OTA, Noriyuki M.	272	YIN, Benjamin
280	PA, Chauncey W.	328	YOUNG, Richard C. K.
373	PAHK, Marcia	202	DOO, Lawrence
407	PANG, Francis	197	GEBAUER, Lola
433	PANG, Gerald M. K.	117	KAKUDA, Lester K.
305	PANG, Hiram H. S.	393	TANOUE, Warren M.

Motion carried unanimously.

DAVID CHUNG WO AU - The Executive Secretary reported that Mr. Au had submitted four (4) letters from citizens in the community attesting to his reputation for having lived an upright and moral life for the past five years. A statement has also been filed on Mr. Au's operations as an investor in real estate projects.

UPON MOTION, the Commission ruled that the subject application for a real estate salesman license be approved and that the appropriate license issue under conditions agreed to by the applicant and his employing broker.

Motion carried unanimously.

The Executive Secretary was directed to establish the same basic principles with Mr. Au and his Principal Broker as were previously invoked in the cases of Violet C. King and Clarence J. Hamaishi.

SUBDIVISIONS (Sec. 170-30. through 170-38.)

There were no transactions carried over from the previous meeting.

CONDOMINIUMS (Sec. 170A-1. through 170A-48.)

REGISTRATION NO. 99 - THE REGENT ALA MOANA
Preliminary Public Report issued October 22, 1965

REGISTRATION NO. 100 - MARINE SURF WAIKIKI
Final Public Report issued October 25, 1965

REGISTRATION NO. 101 - HARBOR VIEW PLAZA
Preliminary Public Report issued October 26, 1965

REGISTRATION NO. 102 - THE ALA MAR
Preliminary Public Report issued October 29, 1965

REGISTRATION NO. 103 - PUNAHALA APARTMENTS
Preliminary Public Report issued November 5, 1965

REGISTRATION NO. 104 - WAIMALU TERRACE
Final Public Report issued November 10, 1965

REGISTRATION NO. 105 - SKY TOWER APARTMENTS
Preliminary Public Report issued November 16, 1965

REGISTRATION NO. 106 - KAM TOWERS
Preliminary Public Report issued November 19, 1965

The above information on registrations carried over from the previous proceedings was accepted by the Commission.

New
Business:

LICENSING

NEW CORPORATIONS, PARTNERSHIPS, DBAs and BRANCH OFFICES

UPON MOTION, The Commission ruled that the licenses tentatively authorized for the following be approved, ratifying the action of the Executive Secretary:

Corporations

BRILHANTE & McCORMACK, INC.	Michael T. McCormack, RPB
PROJECT REALTY, INC.	Charles B. L. Pang, RPB

Partnerships

(None)

DBAs

Leonard K. H. Lau	ALA MOANA REALTY
Shozo Kajiwara	KAPIOLANI REALTY
Francis A. C. Siu	A. C. REALTY CO. *
Mario S. Giovannettone	MARIO S. GIOVANNETTONE
	REAL ESTATE

Branch Offices

(None)

The Commission set aside the application for broker license filed by PORTRAIT OF HOMES, INC. It was the consensus that the Principal Broker nominee, Howard R. Hampton, being employed full time in the Business Development Department, HAWAIIAN CONTRACTING COMPANY, LIMITED, could not, at the same time serve as Principal Broker of another firm and maintain the level of control and supervision the Commission requires in broker offices. The corporation is to nominate a new Principal Broker and advise the staff.

*The dba of AC REALTY, being similar to ACE REALTY, is not acceptable to the Commission. The Executive Secretary will advise the applicant on the desirable arrangement of the title to read A.C. REALTY.

Motion carried unanimously.

SUBDIVISIONS - UPON MOTION, the Commission accepts as completed the Subdivision Registration Statements on the following:

LAKESIDE UNIT I SUBDIVISION - Moanalua (Salt Lake), Honolulu, Oahu, Hawaii; 60 residential lots; subdivider-INTERNATIONAL DEVELOPMENT CO., (Donald K. Iwai, Authorized Officer or Agent), 32 Merchant Street, Honolulu; selling broker-LOYALTY ENTERPRISES, LTD., CALVIN LUM.

LAKE SIDE UNIT II SUBDIVISION-Moanalua (Salt Lake), Honolulu, Oahu, Hawaii; 272 residential lots; subdivider-INTERNATIONAL DEVELOPMENT COMPANY, (Donald K. Iwai, Authorized Officer or Agent), 32 Merchant Street, Honolulu; selling broker-LOYALTY ENTERPRISES, LTD., CALVIN LUM.

LAKE SIDE UNIT III SUBDIVISION-Moanalua (Salt Lake), Honolulu, Oahu, Hawaii; 333 residential lots; subdivider-INTERNATIONAL DEVELOPMENT COMPANY (Donald K. Iwai, Authorized Officer or Agent), 32 Merchant Street, Honolulu, Hawaii; selling broker-LOYALTY ENTERPRISES, LTD., CALVIN LUM.

LAKE HAVASU CITY TRACT NO. 132 SUBDIVISION-Needles area, Mohave County, Arizona; 89 residential lots; subdivider-McCULLOCH PROPERTIES, INC. (Lorne B. Pratt, Authorized Officer or Agent), 5965 W. 98th Street, Los Angeles, California; selling broker-PREFERRED PROPERTIES, INC. (Calvin Lau).

Mr. Kashiwa examined the registration and recommends its acceptance.

LAKE HAVASU CITY TRACT NO. 146 SUBDIVISION-Needles area, Mohave County, Arizona; 207 residential lots; subdivider-McCULLOCH PROPERTIES, INC. (Lorne B. Pratt, Authorized Officer or Agent), 5965 W. 98th Street, Los Angeles, California; selling broker-PREFERRED PROPERTIES, INC., (Calvin Lau).

Mr. Sodehani examined the registration and recommends its acceptance.

MOANA NANI SUBDIVISION-Kailua, Koolau, Oahu, Hawaii; 74 residential lots; subdivider- CENTEX-TROUSDALE, Joint Venture (Gerald B. Crossen, Authorized Officer or Agent), International Market Place, Honolulu; selling broker-HAWAIIAN HOUSING CORPORATION (Ron H. Deisseroth).

PUA NANI UNIT II SUBDIVISION-Puukapu Homesteads, Waimea, Hawaii, Hawaii; 154 residential lots; subdivider-NOHEA CORPORATION and DILLINGHAM INVESTMENT CORPORATION (Mrs. Leinaala Devine, Authorized Officer or Agent), 46 Waiianuenue Avenue, Hilo, Hawaii; selling broker-BLACKSHEAR and DEVINE (Roy C. Blackshear).

DESCHUTES RIVER RECREATION HOMESITES-UNIT 6-Area of Bend, Deschutes County, Oregon; 497 lots or parcels (comprising about 540 acres...being UNIT 6 Parts 1 and 2); subdivider-DESCHUTES RIVER RECREATION HOMESITES, INC. (Sydney Gross, Vice-President), 632 So. Sixth St., Redmond, Oregon; selling broker-no Hawaii licensee identified.

Mr. Beard examined this registration and recommends its acceptance.

Note: The subdivider will be notified
to submit a separate registration
on UNIT 9.

Motion carried unanimously.

KONA-SOUTH ESTATES SUBDIVISION-The Commission requires clarification as to the subdivider's plans to provide (1) access to the subdivision from the main highway, as well as (2) how the internal network of roads will provide purchasers with access to their property.

In discussing the use of the word "KONA" in the title of the registration, the members believed that this could be interpreted by lot buyers to mean that the project was in the District of Kona, when the site is actually in Kau District. It was agreed the Commission should query the subdivider on this point, noting that the Anti-Trust and Consumer Protection Division, Department of the Attorney General, has cognizance of those practices where misleading statements are made in advertising.

SILVER CREEK SUBDIVISION-The Executive Secretary reported that he has received a representative submission on UNITS D, E, F, G, H, AND I of this Summit County, Utah offering. The subdivider will be directed to file separate registrations on each unit.

CONDOMINIUMS-The Executive Secretary reported that Notices of Intention have been submitted on behalf of the following:

(UNASSIGNED) WINDWARD VILLA CONDOMINIUM PROJECT II
(UNASSIGNED) KAIMUKIAN
(UNASSIGNED) HALE KAI
(UNASSIGNED) KAM APARTMENTS
(UNASSIGNED) HALE O NO LANI
(UNASSIGNED) SUNSET TOWERS
(UNASSIGNED) WEST SIDE TOWERS APARTMENTS
(UNASSIGNED) KUULEI GARDENS

HORIZONTAL PROPERTY ACT PUBLIC REPORT POLICY-The Chairman's November 8, 1965 memorandum to the membership was discussed. With the Deputy Attorney General Peterson participating, the Commission reviewed modifications to language of the proposed declaratory ruling. The range of possible improvements in Commission procedures included (1) substantial or material changes to a project will have to be presented to purchaser and his acceptance solicited, (2) if the buyer does not agree to go along with the changes, there should be an opportunity for him to void his contract to purchase, (3) change information and data are to be submitted to municipal or county officials empowered to approve plans for building, (4) the permitting of the Developer to take reservations, as well as a type of conditional sales contract_____these privileged conditional sales

arrangements would have requirements for a secure escrowing of purchasers' funds, such monies would be refunded if a Final Public Report was not issued within a year from the date the Preliminary Public Report was published, and (5) the Statement of Policy matters, September 16, 1965, would be incorporated into the proposed ruling.

The Chairman requested the Deputy Attorney General to work up a proposed declaratory order embracing the principles discussed by the Commission. With the approval of the membership, it was agreed that the Chairman, the Deputy Attorney General, the Vice Chairman and Executive Secretary will continue deliberations on this matter.

Investigations:

RE-186, MATILDA CLINE and JAMES McGOWAN

The Commission is of the opinion that on the information and facts assembled in the report, there is nothing to substantiate an allegation of misrepresentation. The members agreed that it was unclear as to what remedy the complainant, Mr. Ajifu, was seeking.

RE-189, BETSY CHRISTIAN

The Commission will acknowledge receipt of the complaint, but on the basis of information presented it appears that the matter, being of a somewhat personal nature between the opposing parties, has been resolved. The members recognized that there was a failure in communications and personal relationships broke down, then the issue was presented to the Commission. No action is to be taken.

RE-195, I. WALTER FURUYA

The Commission directed that the respondent broker, Mr. Furuya, will be asked to appear before the Commission at the next meeting to satisfy certain doubts and inquiries the members have on his role in this Island of Hawaii subdivision sales program.

RE-199, MRS. VELMA DAVIES dba TIKI HOMES

The complaint is to be acknowledged. Apparently two friends having a falling out, elected to file a complaint and use the apparatus of the regulatory body to air the misunderstanding and compounding the disagreement. No action is to be taken.

RE-190, JACK MATSUZAKI

Executive Secretary reported the respondent is out of state. The Commission ruled that Mr. Matsuzaki will be asked to appear at the next meeting.

Miscellaneous:

37TH ANNUAL NALLO CONFERENCE

The Commission's representative to the Williamsburg, Virginia meeting presented his written report to the Governor and members of the Commission.

It was agreed that the Chairman will communicate with California Commissioner Gordon, Western District Vice President, on the proposal to hold the June 1966 Western District Conference in Hawaii.

COMMISSIONERS ON UNIFORM STATE LAWS

Deputy Attorney General Peterson reported on his attendance at the Phoenix meeting where the Conference participants deliberated on a bill introduced in the U.S. Senate (S.2672) to curb abuses in the inter-state offering of land.

The Commission acknowledged receipt from the Executive Secretary of a copy of the bill introduced October 19, 1965 by Senator Williams of New Jersey.

EDUCATION TASK FORCE

Mr. Sodemani reported on his establishing communications with the College of Business Administration, University of Hawaii, and various Real Estate Commissions in the Western District.

In trying to establish specific goals and objectives, Mr. Sodemani will review legislation, policies and programs in neighboring jurisdictions.

Mr. Sodemani expressed the belief that the Commission should embark on a program that would parallel the educational and training opportunities given Hawaii insurance solicitors. Such an undertaking might see the Honolulu Board of Realtors working cooperatively with the University of Hawaii and the Real Estate Commission in setting up a professionally oriented curriculum.

In discussing the philosophy of improving the professional climate in the real estate field, the members agreed that consideration should be given to the question of whether education is directed to the precicensing group or is it to be only for those already licensed.

1966 BUDGET SESSION, Third Legislature

The Chairman directed the Executive Secretary to conduct a review of the Commission's 1965 LEGISLATIVE PROGRAM, identify those proposals which would merit justification before the February session and work towards a goal of sponsoring amendments to the licensing, subdivision and condominium statutes.

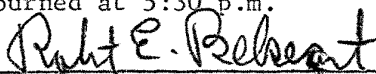
Date of
Next Meeting:

Tuesday, December 14, 1965 at 1:00 p.m.

Adjournment:

There being no further business to transact, the Chairman declared the meeting adjourned at 5:30 p.m.

APPROVED BY THE COMMISSION:


ROBT E. BEKEART, Executive Secretary

JACK K. PALK, Chairman

REB:km
12/10/65